



Ref : 9670LRC

Beautiful stone house with pool, 3 bedrooms on 5000 m² of land

Area CAHORS



Habitable : 124 m²



Usable : 263 m²



Land : 5 032 m²

323 000 €

House of character for sale Lot. Near Cahors, charming and bright stone house, on 5 000 m² of land, very well maintained, with fruit trees, covered swimming pool, carport, small outbuilding which can be converted into a studio and large basement with kitchenette. This house offers 124 m² of living space including 3 bedrooms, 2 shower rooms, fitted kitchen with dining area, living room in veranda with view over the garden. At 10 minutes from all shops.

IN SUMMARY

Rooms : 5
Bedrooms : 3
Bathrooms : 2

Swimming pool : yes
Garage place : nc
Parking space : 2
Outbuildings : yes



City gas



Adsl

Advantages : In a quiet area | Close to shops

SERVICES



1st Shops : 3 mn



All shops : 12 mn



Health : 12 mn



Elementary : 5 mn

Middle School : 12 mn

High school : 12 mn



15 mn



21 mn



90 mn



90 mn

ENERGY INFORMATION

Consommation conventionnelle 197,00 kWh/m².an

Estimation des émissions 46,00 kg éqCO2/m².an



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— DESCRIPTION

Garden level:

Entrance by veranda : 20,50 m²

With exposed stones

Wc : 1,63m

Bedroom 1 : 12,24 m²

Bedroom 2 : 17,43 m²

Bedroom 3 : 11,80 m²

Living room : 25,12 m²

With fireplace (insert)

Living room in veranda: 18 m²

With exposed stones and view over the garden

Fitted kitchen: 21,24 m²

With dining area

Bathroom 1: 5,05 m²

With double washbasin and towel dryer

Shower room 2 : 6,84 m²

With toilet, Italian shower and towel dryer

Basement :

Vast garage : 126 m²

With kitchen corner

Outside :

Covered swimming pool : 8 x 4 m

Chlorine treatment

Carport : 2 vehicles

Yard : 20 m²

Outbuilding " small vineyard house " : 13 m².

With shower, wc, and water point. Ideal for studio

Technique:

Heating : town gas boiler

PVC joinery and wooden shutters

Sanitation : all to the sewer

Charming family house to discover on a nice fenced plot, close to all shops.

Are you interested ?



Marie

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